



POSTED: January 6, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, January 12, 2022

Time: 6:00 p.m.

Location: City of Warwick
Police Dept. Community Room
99 Veterans Memorial Dr.
Warwick, RI 02886

AND

Via Zoom Virtual Meeting
<https://us02web.zoom.us/j/82316516729>

OR

Via Phone
(All Toll-Free) 888 788 0099 or 833 548 0276 or 877 853 5247
Webinar ID No. 823 1651 6729

Call to Order

I. Meeting Minutes: Discussion and/or Action and/or Vote:

A. December 2021 Meeting Minutes

II. Applications—Discussion and/or action and/or vote regarding the following petitions. The Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition's consideration to a date, time and place to be determined at the meeting by the Planning Board.

A. Advisory opinion to City Council on Proposed Solar Ordinance. Continued review of and expected vote on proposed solar ordinance and comprehensive plan amendments as proposed by staff and others. Staff has incorporated recommendations from the public discussed at the December 8th, 2021 Planning Board Meeting into Staff's current draft of the solar ordinance.

B. Public Hearing

Major Land Development
Waterside @ Little Pond
Combined Preliminary/Final Approval

Location: 686 Sandy Lane
Assessor's Plat: 350
Assessor's Lots: 583
Applicant: Centerville Builders
Zoning: A-10 Planned District Residential (PDR)
Land Area: 3.3 acres
Ward: 6
Engineer: Garofalo & Associates

The Applicant is seeking a combined Preliminary/Final Approval of a Major Land Development Project.

The Applicant received a conditional Master Plan Approval at the regularly scheduled July 2021 Planning Board meeting and a City Council Zone Change at the August 30, 2021 meeting; to allow for the development of a (20) twenty-unit, multi-family residential, duplex-style development; with less than required front-yard setbacks, separation between buildings and parking within 15' of a residential structure, in an A-10 Planned District Residential (PDR).

C. Public Meeting

Minor Subdivision
Church Plat
Preliminary Approval

Location: 452 Church Avenue
Assessor's Plat: 339
Assessor's Lots: 38
Applicant: RWR Real Estate Investment Group, LLC.
Zoning: A-7 Residential
Land Area: 43,438 square feet
Ward: 5
Surveyor: Ocean State Planners, Inc.

The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (1) one lot to create (2) two lots; (1) one 20,706 square foot lot with a pre-existing, non-conforming single-family dwelling and garage, having less than required side-yard setback; and (1) one new 22,732 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District.

D. Public Hearing

Major Land Development Project
0 Hallene Road
Preliminary Approval

Applicant: NorthPoint Development
Owners: NP Airport Road Warwick, LLC.
Location: 0 Hallene Road
Assessor's Plat: 311
Assessor's Lot: 138 & 191
Zoning District: Light Industrial (LI)
Area: 46.5 +/- acres
Ward: 3
Engineer: VHB

The Applicant is requesting Preliminary Approval of a Major Land Development Project to merge two (2) lots into one (1), and construct a warehouse/ distribution facility, with associated parking, drainage, loading, landscaping and other related appurtenances, on the subject parcel. This application received Master Plan Approval at the August 11, 2021 meeting. The project has since received all of its local and state permits.

E. Comprehensive Plan Implementation regarding zone map changes to Open Space: The comprehensive plan had considered a number of areas that were appropriate to amend their current zoning designation to open space. See list attached hereto as Exhibit A naming proposed properties to be affected, as listed by plat number and lot number, along with current and proposed future zone designation.

III. Staff Reports—Discussion ONLY, NO Action, NO Vote:

A. Director/Administrative Officer's Monthly Report
Administrative Subdivisions:

- Chase Plat AP. 244, Lot 191; AP. 244, Lot 265
- Eisner Plat-AP. 221; Lots 39 & 45
- Replat of William H. Richmond Plat-AP. 270; Lots 20 & 21

Minor Subdivision:

- Russo Plat-AP. 363; Lot 678

V. Adjournment

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 401-738-2006 not less than 48 hours in advance of the hearing date.

Exhibit A

PROPERTY LISTING OF PROPOSED ZONING AMENDMENTS

Parcel ID	Property	Current Zoning	Proposed Zoning	Ward	Area
202-0034	Land Trust-Bradford Ave	Residential	Open Space	9	0.21
209-0028	Ives Bluff (City)	Residential/PDR	Open Space	9	8.56
231-0001	Dawley Farm (Cowesett Road)	Residential	Open Space	9	63.18
251-0179	Barton Farm (Centerville Road)	Residential	Open Space	8	65.88
327-0288	Winslow (RIAC)	Residential	Open Space	3	19.7
327-0289	Winslow Fields (RIAC)	Residential	Open Space	3	3.56
337-0353	Bend Street Soccer	Residential/Open Space	Open Space	5	11.9
338-0081	Bend Street Soccer	Residential	Open Space	5	34.76
358-0243	Land Trust - Charlestown Ave	Residential	Open Space	5	0.09
358-0244	Land Trust - Charlestown Ave	Residential	Open Space	5	0.18
368-0146	Helen Ave Parcel	Residential	Open Space	7	1.96
380-0286	Rocky Point Park (State)	Residential	Open Space	5	78.5
380-0287	Rocky Point Park (City)	Residential	Open Space	5	40.9
303 Lots 4-17	Passeonkquis Coastal Wetland	Residential	Open Space	1	3.5
334-0215	Conimicut Coastal Wetland	Residential	Open Space	4	0.09
334-0246	Conimicut Coastal Wetland	Residential	Open Space	4	0.25
334-0254	Conimicut Coastal Wetland	Residential	Open Space	4	0.25
334-257	Conimicut Coastal Wetland	Residential	Open Space	4	0.22
334-0258	Conimicut Coastal Wetland	Residential	Open Space	4	0.36
334-0260	Conimicut Coastal Wetland	Residential	Open Space	4	0.25
334-0261	Conimicut Coastal Wetland	Residential	Open Space	4	0.26
334-0262	Conimicut Coastal Wetland	Residential	Open Space	4	0.18
334-0263	Conimicut Coastal Wetland	Residential	Open Space	4	0.2
334-0264	Conimicut Coastal Wetland	Residential	Open Space	4	0.21
334-0265	Conimicut Coastal Wetland	Residential	Open Space	4	0.15
334-0266	Conimicut Coastal Wetland	Residential	Open Space	4	0.15
334-0267	Conimicut Coastal Wetland	Residential	Open Space	4	0.57
334-0336	Conimicut Coastal Wetland	Residential	Open Space	4	0.23
334-0337	Conimicut Coastal Wetland	Residential	Open Space	4	0.11
336-200	Sprague Covington Lot	Residential	Open Space	4	2.36
					338.72